

DEED RESTRICTION

THIS DEED RESTRICTION, made this 24th day of November, 1997 by SGP Holdings, Inc. (referred to herein as the former Signet Graphic Products, Inc.) and First Industrial Financing Partnership, L.P. the latter as owner of the property described in that certain Deed of Title filed on July 1, 1994 in the Official Records of St. Louis County, Missouri in Book 10245, Page 1815 (the "Site"), bearing the legal description:

A tract of land in U.S. Survey 3042, Township 46 North, Range 5 East, being part of Section 2 of Midwest Industrial Center, according to the plat recorded in Plat Book 114 Page 44 of the St. Louis County Records, and described as follows: Beginning in the North line of a tract conveyed to William Washington Viehmann by deed recorded in Book 227 Page 103, distant 575 feet West of the West line of Warson Road, 40 feet wide, which point in the Northwest corner of a tract conveyed to Martin E. Galt, Jr., and wife by deed recorded in Book 5594 Page 288; Thence continuing along said North line of said Viehmann Tract North 87 degrees 47 minutes West a distance of 368.81 feet to a point; Thence South 2 degrees 13 minutes West a distance of 200 feet to a point in the North line of Midwest Industrial Boulevard, 50 feet wide; Thence along said North line South 87 degrees 47 minutes East a distance of 368.81 feet to the Southwest corner of said Galt Tract, aforesaid and thence North along the West line of said Galt Tract a distance of 200 feet to the point of beginning.

Address: 10751 Midwest Industrial

WITNESSETH

WHEREAS, the former Signet Graphic Products, Inc. acknowledges that the Missouri Department of Natural Resources/Hazardous Waste Program/Hazardous Substance Environmental Remediation Section's (MDNR/HWP/HSER) established cleanup criteria in effect as of April 1995, provides that the maximum allowable concentrations of toluene, ethyl benzene, and total xylenes in soil at the Site are 10 parts per million (ppm), 50 ppm, and 50 ppm, respectively.

WHEREAS, the former Signet Graphic Products, Inc. also acknowledges that soil samples obtained at the Site show that soil in certain parts of the Site, as shown in Exhibit A hereto, contain toluene, ethyl benzene, and total xylenes in concentrations that exceed the MDNR/HWP/HSER established cleanup criteria for the Site.

WHEREAS, the former Signet Graphic Products, Inc. entered the Site into Missouri's Hazardous Substance Environmental Remediation Program to voluntarily remove soil contamination, containing, among other contaminants, toluene, ethyl benzene, and total xylenes, associated with underground storage tanks previously located on the Site to the extent practical.

The former Signet Graphic Products, Inc. was successful in remediating contaminated soils at the Site, save those remaining as shown in Exhibit A hereto, and the MDNR/HWP/HSER issued a certification of completion letter with respect to the contaminated soils at the Site, subject to this Deed Restriction.

WHEREAS, the former Signet Graphic Products, Inc. and First Industrial Financing Partnership, L.P. the latter as owner of the property, hereby agree that because concentrations of toluene, ethyl benzene, and total xylenes remaining on the Site in soil exceed the MDNR/HWP/HSER established cleanup criteria for the Site, the former Signet Graphic Products, Inc. and First Industrial Realty Trust, Inc. shall subject the Site to certain restrictions of record, as set forth below.

NOW THEREFORE, the following activities shall be prohibited at the Site, except with the express written permission of the MDNR/HWP/HSER:

1. Excavation of soil at the Site containing toluene in concentrations of greater than 10 ppm, ethyl benzene in concentrations of greater than 50 ppm, and/or total xylenes in concentrations of greater than 50 ppm;
2. Altering, excavating, removing, cutting, or conducting other activities which may affect the integrity of the floor of the building located on the Site and under which part of the soil containing toluene, ethyl benzene, and total xylenes at concentrations exceeding the MDNR/HWP/HSER established cleanup criteria for the Site, such that the floor of the building is no longer effective as a means to control access to, exposure from, and migration of soil containing toluene, ethyl benzene, and/or total xylenes at concentrations exceeding the MDNR/HWP/HSER established cleanup criteria for the Site.

FURTHERMORE, the former Signet Graphic Products, Inc. and First Industrial Financing Partnership, L.P., the latter as owner of the Site, hereby agree that for so long as concentrations of toluene, ethyl benzene, and total xylenes in soils at the Site exceed the MDNR/HWP/HSER established cleanup criteria for the Site, the former Signet Graphic Products, Inc., and First Industrial Financing Partnership, L.P. shall subject the Site to certain further restrictions of record, as set forth below:

NOW THEREFORE, the following additional restrictions affect the Site:

1. The floor of the building located on the Site and under which toluene, ethyl benzene, and total xylenes exist at concentrations exceeding the MDNR/HWP/HSER established cleanup criteria for the Site shall be maintained so that the floor remains an effective control mechanism to prevent access to, exposure from, and migration of toluene, ethyl benzene, and total xylenes contamination, for as long as the soil shall contain toluene, ethyl benzene, and total xylenes in concentrations exceeding the MDNR/HWP/HSER established cleanup criteria for the Site;

2. The former Signet Graphic Products, Inc., and First Industrial Financing Partnership, L.P. the latter as current owner of the Site, shall notify the MDNR/HWP/HSER if the subject Site, or any portion thereof, is sold.

This Deed Restriction shall remain effective, notwithstanding any changes to applicable cleanup standards, unless the MDNR/HWP/HSER receives from the Site owner, in writing, a request to rescind the Deed Restriction based on MDNR/HWP/HSER changes to the cleanup criteria applicable to the Site or if remediation is conducted at the Site which successfully reduces concentrations of toluene, ethyl benzene, and total xylenes to concentrations below the MDNR/HWP/HSER established cleanup criteria for the Site. The request must be approved, in writing, by the MDNR/HWP/HSER for rescission of the Deed Restriction to be effective. If the rescission request is denied by the MDNR/HWP/HSER, this Deed Restriction shall remain in effect and the property owner will be so notified.

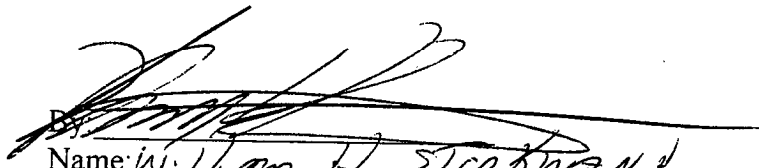
IN WITNESS WHEREOF, First Industrial Financing Partnership, L.P. has caused this Deed Restriction to be executed in its name by its duly authorized officer, and its seal affixed on the day and year first above written.

[CORPORATE SEAL]

First Industrial Financing Partnership, L.P.

ATTEST

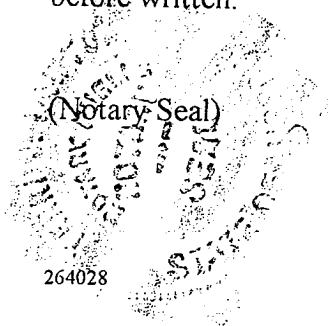
By: _____
Name: _____
Title: _____

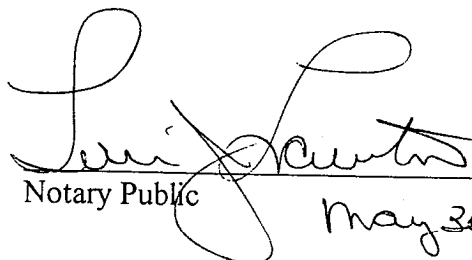

Name: W. H. Stockman
Title: Regional Director

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) SS:
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I, TERRI LANTON, a notary public, do hereby certify that on this 31 day of Dec, 1997, personally appeared before me WILLIAM STOCKMAN, who, being by me first duly sworn, declared that s/he is the Regional Director of FIRST ID and that s/he signed the foregoing document as Reg. Dir of FIRST ID and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.




Notary Public
May 30 1998

IN WITNESS WHEREOF, SGP Holdings, Inc. has caused this Deed Restriction to be executed in its name by its duly authorized officer, and its seal affixed on the day and year first above written.

[CORPORATE SEAL]

SGP Holdings, Inc.

ATTEST

By: _____
Name: _____
Title: _____

By: Phyllis I. Kerdasha
Name: PHYLLIS I. KERDASHA
Title: President

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) SS:
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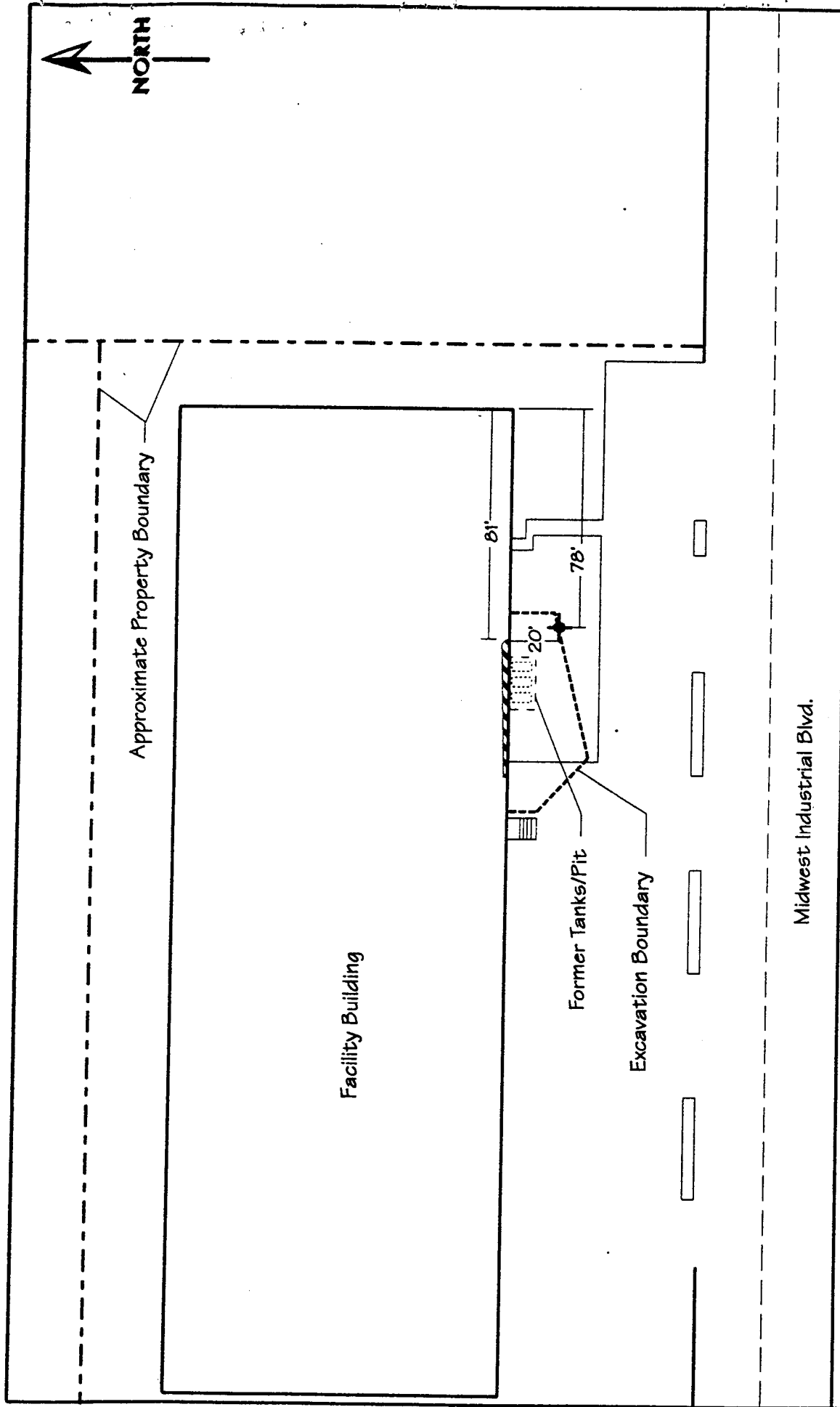
I, JUDITH A. SHARER, a notary public, do hereby certify that on this 13th day of FEB, 1998 personally appeared before me PHYLLIS I. KERDASHA, who, being by me first duly sworn, declared that s/he is the PRESIDENT of SGP HOLDINGS INC and that s/he signed the foregoing document as PRESIDENT of SGP HOLDINGS INC and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year before written.

(Notary Seal)

Judith A Sharer
Notary Public

JUDITH A SHARER
NOTARY PUBLIC STATE OF INDIANA
VANDERBURGH COUNTY
MY COMMISSION EXP. FEB. 9, 2000



Legend

▨ Indicates estimated Contaminant Zone Above Cleanup
Objectives: 50' long x 3.5' wide, beginning at a depth of 7' and extending to a depth of 12'

✦ Indicates location of Single Sample (10' depth) above cleanup objective for Toluene.

Signet Graphic Products 10751 Midwest Industrial Blvd Exhibit A to Deed Restriction		GEHM Environmental P.O. Box 65 Boonville, Missouri 65233 Phone: (816) 889-3485 Fax: (816) 889-5766	
DRAWN BY D. Bowles	DATE 4-25-97	PROJ NO 0156	SCALE NONE
		SHEET 1	OF 1

